

St. Joseph Island Planning Board

Draft Meeting Minutes

September 29th, 2014

Planning Board met at the Township of Hilton Municipal Office at Hilton Beach on the above date. Present were Chairman Rod Wood, Vice-Chair Vince Vernelli, Board Members Joe Cardinal, Mark Henderson, Dave Leask, Cameron Ross, Wilfred Stevens, Ches Wallace, and Joe Wiederkehr; and Board Administrator and Secretary-Treasurer Michael Jagger.

There were no declarations of pecuniary interest.

Moved by: Cameron Ross

Seconded by: Dave Leask

Be it resolved that we do adopt the minutes of the May 26th, 2014 meeting as presented.

- Cd.

The agenda was reviewed and additions noted.

Consent Application # 2/14 by Andrew Wm. Riddell and Janet Elliott Riddell was considered. Mr. and Mrs. Riddell were in attendance in support of this application. It was noted that while the proposed lots did not meet the current minimum lot size established by the municipality's zoning by-law, the proposed lots had previously been under separate ownership and both had existing sewage disposal systems existing thereon. It was also noted that both Algoma Public Health and the municipality had indicated that they had no objection to this proposal. The planning report on this application recommended approval subject to a number of conditions.

Moved by: Ches Wallace

Seconded by: Wilfred Stevens

Be it resolved that we do provisionally approve Consent Application # 2/14 by Andrew William Riddell and Janet Elliott Riddell, Parts of Lot 30, Concession Neebish, Township of St. Joseph; subject to the following conditions:

1. This approval shall apply to the severance of one new parcel consisting of that part of Lot 30, Concession Neebish, Township of St. Joseph, and that part of the original shore road allowance in front thereof, described as Parcels 5697 ACS and 5834 ACS.
2. Prior to the deeds being stamped:
 - a. The municipality's zoning by-law shall have been amended to reduce the minimum lot area for both the lot to be severed and the lot to be retained to the actual size of each proposed lot;
 - b. All property taxes levied against the subject property shall have been paid in full; and

- c. The applicant shall convey 5% of the subject lands to the municipality for park purposes. Alternatively, the municipality may require cash in lieu of all or a portion of such conveyance.
3. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd.

Consent Application No. 3/14 by the Estate of Neil Aikens was considered. The applicant's agent, Mr. Jonathan Stewart, and the executrix of the estate, Mrs. Mary Aikens Laundry, were in attendance in support of this application. It was noted that the purpose of this application was to separate two original 100 acres parcels of vacant land, and that no objections had been received. The planning report on this application recommended approval subject to a number of conditions.

Moved by: Cameron Ross

Seconded by: Joe Wiederkehr

Be it resolved that we do provisionally approve Consent Application # 3/14 by the Estate of Neil Aikens, Lots 13 and 14, Concession H, Township of St. Joseph; subject to the following conditions:

1. This approval shall apply to the severance of Lot 14, Concession H, Township of St. Joseph from Lot 13, Concession H, Township of St. Joseph.
2. Prior to the deeds being stamped:
 - i) All property taxes levied against the subject property shall have been paid in full; and
 - ii) The applicant shall convey 5% of the subject lands to the municipality for park purposes. Alternatively, the municipality may require cash in lieu of all or a portion of such conveyance.
3. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd.

The statutory entitlement to and varying municipal policies on the collection of cash-in-lieu of parkland when abutting lands are separated or new individual lots are created by Consent were discussed. It was felt that a common municipal policy on these matters would be beneficial for everyone. The Secretary-Treasurer was requested to draft a resolution on this matter for consideration at the next meeting of the Board.

Consent Application No. 1/14 by Brian and Carol Biggar was considered. It was noted that the purpose of this application was to allow the severance of two 40 plus acre parcels which had previously been held under separate ownership, and that no objections had been received. The planning report on this application recommended approval subject to a number of conditions.

Moved by: Vince Vernelli
Seconded by: Dave Leask

Be it resolved that we do provisionally approve Consent Application # 1/14 by Brian and Carol Biggar, part of Lots 14 and 15, Concession V, Township of St. Joseph; subject to the following conditions:

1. This approval shall apply to the severance of one new parcel being that part of Lot 15, Concession V, in the Township of St. Joseph, described as Parcel 1581 ACS.
2. Prior to the deeds being stamped:
 - i) All property taxes levied against the subject property shall have been paid in full; and
 - ii) The applicant shall convey 5% of the subject lands to the municipality for park purposes. Alternatively, the municipality may require cash in lieu of all or a portion of such conveyance.
3. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd.

Notices respecting an application for a zoning by-law amendment to reduce a building setback from the high water mark, and Council's decision on that application, were received from the Township of Hilton.

Moved by: Joe Cardinal
Seconded by: Ches Wallace

Be it resolved that we do confirm to the Township of Hilton that we have no objection to Zoning Amendment Application No. 2014-02 by Kim Bisset and Dave Lomack to reduce the minimum building setback from the high water mark for Lot 22, Plan H-597 and Part 1, Plan 1R-9740.

- Cd.

Notice of the passing of a zoning by-law amendment to remove a clause respecting the continuation of prior zoning amendments was received from the Township of St. Joseph.

Notice of a zoning amendment application to reduce the minimum building setback from the high water mark was also received from the Township of St. Joseph.

Moved by: Mark Henderson
Seconded by: Vince Vernelli

Be it resolved that we do advise the Township of St. Joseph that we have no objection to Zoning Amendment Application No. Z14-03 by Rod Stevens to reduce the minimum building setback from the established high water mark for part of Lot 9, Concession C.

- Cd.

Board member Dave Leask reported on his attendance at the 2014 Northeastern Ontario Planning Workshop held in Sudbury the previous week. Mr. Leask indicated that it was a very worthwhile training workshop, and was well attended.

The issue of the Secretary-Treasurer providing private consultant services was discussed. The Secretary-Treasurer advised the Board that a representative of one local council had expressed concern that the Secretary-Treasurer might be in a conflict of interest position when representing a client in planning matters before a municipal council. The Board did not agree with that opinion, and indicated that they had no objection to the Secretary-Treasurer providing such private consulting services.

The possibility of emailing agendas rather than using Canada Post mail services was discussed. It was felt however that this matter should be deferred for consideration by the new Board members to be appointed following the upcoming municipal elections.

Board members were reminded that their term of office would expire at the end of November along with the term of the municipal councils that appointed them, and that the municipalities would be asked to appoint or reappoint their representatives to the Planning Board as soon as possible after the newly elected councils take office.

Moved by: Cameron Ross
Seconded by: Vince Vernelli

Be it resolved that we do authorize payment of the following accounts:

Michael Jagger	- Postage	\$ 101.70
	- Administration Fees & Expense Allowances	
	- August and September, 2014	1,661.10
	- October & November, 2014	1,661.10
Township of St. Joseph	- Reimbursement for BDO - 2013 Audit	329.21
Dave Leask	- Travel Expenses – NEO Planning Workshop	332.39
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TOTAL		\$4,085.50
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- Cd.

Moved by: Dave Leask
Seconded by: Joe Cardinal

Be it resolved that we do adjourn to meet again on November 17th, 2014 or at the call of the Chair (at Richards Landing)

Chairman - Rod Wood

Secretary-Treasurer - Michael Jagger